

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Sacramento

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Reporting Period by Calendar Year: from January 1, 2007 to December 31, 2007 .

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

HOUSING POLICY
DEVELOPMENT, HCD

JUN 12 2008

Executive Summary

Under State law (Government Code Section 65400(b)), the City is required to prepare an annual report each year detailing the progress it has made during the prior year in meeting its Housing Element goals. This report must be submitted to the state department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR) by April 1st.

As discussed in this report, the City has implemented a wide variety of policies and programs over the years in order to try to address the challenge of providing affordable housing. These include:

- First-time homebuyer programs;
- Housing Trust Fund program;
- Mixed-Income Ordinance;
- Redevelopment programs;
- Rehabilitation programs; and
- Affordable housing preservation, financing, and acquisition.

The City has not only met 99.7% of its share of the regional housing need, but also provided a wide variety of housing types to serve different ages, households, lifestyles, and income levels. The following discussion provides the total number of building permits issued during calendar year 2007 (Tables A and A2), the affordability of those units, overall progress toward the City's regional housing needs allocation (Table B), and Housing Element program implementation status (Table C).

1. Regional Housing Needs Allocation Progress

For the 2000-2007 Housing Element cycle, the City of Sacramento was assigned its share of the regional housing needs allocation (RHNA) by the Sacramento Area Council of Governments (SACOG). Under the Housing Element requirements, the City needed to identify sufficient sites for, and encourage the production of 19,313 housing units by 2007.

Between January 1, 2007 and December 31, 2007, the City of Sacramento issued building permits for 3,435 housing units (refer to Table A). Since 2000, the City has added over 29,000 housing units to our inventory, including approximately 12,143 units affordable to very low-, low- and moderate-income households as a result of new development, preservation, and substantial rehabilitation efforts (Table B). In addition, the City also substantially rehabilitated 678 units to create housing for very low and low-income households, but which could not be counted under the requirements of the RHNA.

Overall, the City has achieved 99.7% of its RHNA targets. Yet, despite this progress as well as declining home prices, affordability remains a significant challenge, particularly for individuals and families making less than 80% of the area median income. This not only applies to Sacramento, but also for every city and county in our region and state.

2. *Program Implementation Status*

The City continues to make substantial progress implementing its Housing Element programs. Major successes in 2007 include substantially rehabilitating 356 affordable multi-family housing units, and approval of four inclusionary housing plans for a total of 1,837 units. Other accomplishments include:

- Completion of most of the phases of the Del Paso Nuevo project in North Sacramento, with 77 homes sold and an additional 176 lots developed;
- Approval of the land use and infrastructure plan for the Parker Homes and West McClellan area;
- Awarded approximately \$2.2 million from the Workforce Housing Grant Program;
- Adoption of a proactive, citywide rental inspection program to ensure rental housing maintenance; and
- Approval of 1,800 units to be built near light stations in the Township 9 and Downtown Railyards developments.

The City and the Sacramento Housing Redevelopment Agency (SHRA) continue to support home ownership assistance programs and provided rehabilitation assistance to 250 low-income homeowners in 2007. SHRA also provided assistance for a 166-unit affordable senior assisted living project. First time homebuyer assistance was provided to 82 households enabling them to purchase their own home in 2007.

In the last year, the local housing prices have been severely affected by the nationwide foreclosure crisis. In 2007, median home prices for the Sacramento metropolitan area decreased by 16%. The percentage of homes affordable to a family earning the median income increased from 13% to 27% in 2007.¹ While this means that homes are becoming more moderately priced, this is a temporary trend that belies a major long term problem.

The City anticipates housing production will be limited for the next few years due to foreclosed homes that are competing with newly built homes, limited access to credit, a weakened economy with increasing unemployment, and upcoming building restrictions in the Natomas Basin. The City's population continues to grow and a limited supply of new housing will, in the long term, make housing more expensive. Additionally, given the increasing costs of construction, labor, and land, assisting with the development of affordable housing for lower income households has been and will be a significant challenge.

The City has responded to the low and very low-income housing need by increasing the Housing Trust Fund fee, revising the zoning ordinance to better facilitate residential construction, and has actively sought funding (e.g., HELP funds, Workforce Housing Grants, etc.), to assist with the provision of affordable housing or infrastructure necessary to support housing. The City and SHRA have also provided mortgage credit

¹ National Association of Home Builders, Housing Opportunity Index, May 20, 2008.

certificates and first-time homebuyer programs to assist low and moderate-income households.

3. *Progress Toward Mitigating Governmental Constraints*

There were three broad areas identified in the City's 2002-2007 Housing Element where constraints were present and needed to be addressed. These included: 1) development processing; 2) financing, fees, and infrastructure provision; and 3) housing affordability.

The City has made important progress in streamlining the development process. The new MATRIX program, which is a new approach to processing at the City, brings together all the City departments and divisions involved in project review in order to create a more seamless process. The MATRIX was used successfully for the Central City/East Sacramento area and was expanded citywide on January 1, 2007. As part of the General Plan update and subsequent zoning code update, the City is looking at a variety of ways to provide greater flexibility for development, to encourage infill and innovative types of development, and to lessen the costs of development.

The City has continued to make improvements to infrastructure, facilities, and services. As noted above, the City secured over \$2.2 million in 2007 from the state Workforce Housing Reward Grant Program, which is being used for facility and infrastructure improvements. In 2008, the City will be making improvements to its levee system in order to provide 100-year and eventually 200-year flood protection for the Natomas Basin.

Additional improvements have been made by the City's Utilities Department to the City's infrastructure including water and sewer line improvements, fixes to the combined sewer system, and others. In 2008, the City will finalize a citywide infrastructure financing strategy. This strategic document has been prepared as part of the General Plan update and will analyze ways of funding the necessary infrastructure, improvements, and maintenance necessary for both infill and greenfield development.

The third category of constraints that the City faces is the continued long-term increases in land and housing costs in the Sacramento region. In order to ensure that the City has an adequate supply of affordable housing, the City has taken several steps to address affordability. These steps include increases in the Housing Trust Fund fee, changes to the Mixed Income Ordinance to foster affordable condominium development, and the support of regional efforts at promoting affordable housing, including adoption of the SACOG regional housing compact.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Sacramento
 Reporting Period January 1, 2007 - December 31, 2007

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable, without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to restrictions.
			Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income				
Point Natomas	5+	R	34	269			303	TCAC, MRB	Deed*	
Wash. Sq/Sherwood	5+	R	53		1		54	TCAC, HOME, RDA	Deed*	
Serenade	SF	O		6			6		Inc*	
Willow Glen	5+	R	91	43	1		135	TCAC, MRB, LTF, MHP	Inc*	
Del Paso Nuevo V	SF	O		6		9	15	CDBG	Deed*	
Single Family Homes	SF	O			9		9			Note**
Condos	2-4	O			12		12			Note**
Condos	5+	O			95		95			Note**
Multifamily	2-4	R			75		75			Note**
Multifamily	5+	R			721		721			Note**
Second Residential Units	SF	R		18	6		24			Note**
Somerset	SF	O		4			4		Inc*	
(9) Total of Above Moderate from Table A2			178	346	920	1,982	1,982			
(10) Total by income units (Field 5) Table A			178	346	920	1,991	3,435			

*Inc = Inclusionary units; Deed = Deed restricted units only, not produced through inclusionary program

**Note = affordability of unit determined by using average rents and median sales prices per square foot by zip code as well as household income (using no more than 30% of gross household income).

ANNUAL ELEMENT PROGRESS REPORT ***Housing Element Implementation*** (CCR Title 25 §6202)

Jurisdiction City of Sacramento
Reporting Period January 1, 2007 - December 31, 2007

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	1,373	47	558	0	4	1,982

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Category	2000-2007 RHNA	2000 & 2001			2002		2003		2004		2005		2006 ⁴		2007		Remaining RHNA ³	% of RHNA Goal
		New	Rehab ²	Total	New	Rehab ²	Total	New	Rehab ²	Total	New	Rehab ²	Total	New	Rehab ²	Total		
Very Low																		
Total Units		194	0	280	368		263	17	153	18	320	258	390	20	91	87	0	100%
(+) Excess "Roll-over" Created ¹	772	0	0	0	205		138	17	153	18	320	258	390	20	91	87	0	100%
Net Units Towards Goal		194	0	194	280	193	125	0	125	0	0	0	0	0	0	0	0	
Low																		
Total Units		55	0	195	2		105	66	102	64	141	290	285	80	77	269	59	98%
(+) Excess "Roll-over" Used	2,791	0	0	0	205		138	17	153	18	320	36	390	20	91	67	188	
Net Units Towards Goal		55	0	55	195	207	244	83	327	82	461	325	655	0	169	0	0	
Moderate																		
Total Units		1,789	0	1,423	6		1,707	5	950	4	435	37	684	0	919	1	0	100%
(+) Excess "Roll-over" Created ¹	4,714	0	0	0	0		211	0	950	0	435	0	684	0	919	1	0	100%
Net Units Towards Goal		1,789	0	1,789	6	1,429	1,456	5	1,501	4	0	37	0	0	0	0	0	
Above Moderate																		
Total Units		2,574	0	1,409	5		2,856	1	3,593	2	2,382	3	3,514	0	1,992	0	0	100%
(+) Excess "Roll-over" Used	11,036	0	0	0	0		211	0	25	0	0	0	0	0	0	1	1,982	
Net Units Towards Goal		2,574	0	2,574	1,409	5	3,067	1	3,068	2	2,382	3	3,514	0	3,514	1,992	0	
Total RHNA by COG	19,313	4,612	0	4,612	3,298	411	4,932	89	5,021	4,233	88	4,321	2,843	366	4,169	0	2,150	2,150
Remaining Need for RHNA Period					3,699		5,021		4,321		3,209		4,169		2,150		59	99.7%

¹ All new construction and substantial rehabilitation beyond 25% of the RHNA for very low and moderate income categories is eligible to "roll over" to help meet the unmet low income and above moderate income goals, respectively.

² Substantially rehabilitated units meet the requirements under AB 438 and are used to meet up to 25% of the RHNA goal in each income category. Excess (above the 25% threshold and/or above the total need in the income category) substantially rehabilitated VL and moderate income units are rolled over to help meet the needs of the low income and above moderate income categories, respectively, up to the 25% threshold within that category.

³ Remaining RHNA is calculated from the difference between the 2000-2007 RHNA and the total Net Units Towards Goal by income category. Actual production by income category may be less or more; "rolling over" excess units in very low and moderate income categories alleviates some of the discrepancies in production.

⁴ In 2006 & 2007, 456 substantially rehabilitated units (107 VL and 349 LI) are "lost" because the 25% threshold for use of rehabilitated units was hit in 2005 (an additional 222 "roll-over" rehabilitated unit from 2005 were also "lost"). These 456 units cannot count towards the 2000-2007 RHNA, but will be eligible to meet the 2006-2013 RHNA, since the 25% threshold will be "reopened" with the new RHNA.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)				
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.				
Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ◎=Ongoing; ○=Not Complete)
Housing Supply 1.1	Create planned opportunities for an additional 10,000 new housing units. Maintain and expand the amount of residentially designated and zoned lands within the City with particular attention to expanding the range and mix of housing sites in new growth areas, areas of opportunity for development or reuse, and existing or potential improvement program areas, as designated in the General Plan. Designate sites through the General Plan, Community and Specific Plan amendment process, rezoning process, redevelopment plan amendment process, and the annexation pre-zoning process.	Ongoing. Jacinto Creek, Railyards/Ric-hards Boulevard Area, North Natomas and R Street Corridor plans adopted.	○	Currently, the City is comprehensively updating its General Plan as well as the South Area Community Plan. (The new South Area Community Plan combines the Airport-Meadowview area with the western portion of the South Sacramento area.) In both these plans, the City is looking at expanding and enhancing opportunities for residential development, including affordable housing opportunities. Many of the new land use designations that the City is considering for the new General Plan and South Area Plan are mixed-use designations which will allow housing with other uses in many more areas of Sacramento. Furthermore, the City received a development proposal for the Railyards area that includes approximately 10,000 residential units, which will be required to comply with the Mixed Income Ordinance. The City is also looking at other redevelopment areas as well as the City's commercial corridors.
	New Growth Areas include North Natomas, Airport Meadowview and South Sacramento; Existing and Potential Improvement Areas include older commercial corridors in North Sacramento, South Natomas and South Sacramento; Areas of Opportunity for Development or Reuse include the Railyards/Richards area, Curtis Park Railyards, and R Street Corridor. Responsible Entity: City Planning/City Council/ Downtown Department/SHRA			For example, on November 4, 2003, Council adopted the Commercial Corridor Revitalization Strategy, which included zoning code amendments to encourage housing on commercially zoned properties. In addition, City staff worked with landowners to rezone properties in the Northgate Commercial Corridor to Residential Mixed-Use (RMX) to encourage housing close to services. This strategy was adopted by Council in spring 2006.

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; ◎=Ongoing; ○=Not Complete)
Housing Supply 1.2	Continue to review multi-family site criteria to evaluate suitability for higher density land uses. Apply location, site, and design criteria for the evaluation of suitable sites for medium to high-density residential development. The City should seek to optimize multi family opportunities on sites meeting the following criteria: (e) proximity to public transit or bus service (f) proximity to commercial and social services (g) parcel size and configuration which enhances the feasibility of development (d) lack of physical constraints (noise, wetlands) (e) provision for a variety of housing types and affordable housing opportunities and (f) other criteria deemed appropriate including integration of multi family units within the larger adjacent neighborhood. Apply the criteria to evaluate rezoning proposals involving multi-family development.	Ongoing	○	The City continues to review multi-family site criteria when identifying suitable sites for higher density development. The City has done this as part of its planning efforts at light rail stations and is using such criteria as part of the development of the General Plan land use diagram. For example, the City created a Transit Overlay Zone to encourage higher-density housing and other appropriate uses within ¼ mile of transit stations in Sacramento. The City also adopted a Light Rail Station Ordinance, which encourages transit-supportive uses, including high-density housing and residential mixed-use, while restricting non-transit supportive uses. The Ordinance made housing easier near light rail stations including allowing housing in light industrial zones.
Housing Supply 1.3	Addition of 2,550 potential housing units within annexation area. Initiate sphere of influence revision studies and annexation proposals. Continue Comprehensive Annexation Program for land within existing Sphere of Influence. Apply Mixed Income Housing Ordinance to newly annexed areas. Responsible Entity: City Planning/City Council and LAFCo	Spring 2004	○	The City attempted to annex the Freepoint area in 2005, but the voters in that area rejected this. The Parhandle annexation in the north will be completed in 2008. This project will include approximately 3,000 units. All of these sites are expected to provide substantial opportunities for additional housing development. The City is currently involved in the annexation of the Greenbriar area, which is immediately adjacent to the North Natomas Community Plan area. When developed, this area will likely include 3,500 residential units at densities ranging from 7 du/ac to 29 du/ac. The average density for the project is over 14 du/ac.
Housing Supply 1.4	Develop and maintain a system for inventorying all available surplus land and evaluate its suitability for affordable housing production. Complete inventory of city surplus lands suitable for affordable housing production. Responsible Entity: Public Works Department and City Planning	Spring 2004	●	The Planning Department regularly tracks vacant and surplus land as part of its Housing and Population Report. This analysis is done using GIS. The report tracks vacant land and surplus land as well as near-term development (i.e., applications in the pipeline). The Planning Department provides a semi-annual report on land and development. In addition, the City completed an assessment of available of surplus land for residential use in 2005 as part of the preparation of the Land Use Element for the General Plan update.

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ◐=Partially Complete; ○=Ongoing; ○=Not Complete)
Housing Supply 1.5	Update financing and phasing plans, as appropriate, to assure the timely provision of infrastructure to new growth and redevelopment project areas, including but not limited to North Natomas and the Railyards /Richards Boulevard area. Consider housing affordability in addition to other criteria in the imposition and spreading of infrastructure costs and the structuring of the payment of such costs. Amend financing plan for North Natomas and Railyards. Responsible Entity: City Finance/Public Works/ City Planning/ City Council	Ongoing	◐	On August 2, 2005, the City updated and amended the financing plan for North Natomas to ensure that infrastructure is in place to facilitate development. The financing plan for the Railyards will be done in coordination with Railyards specific planning. In addition, as part of the General Plan update, the City is preparing an infrastructure and financing plan that will evaluate ways to provide financing to provide and improve infrastructure citywide. This plan is expected to be completed in 2008. The City is also working on a focused Capital Improvement Plan (CIP) to better coordinate and focus funding in key infill areas.
Housing Supply 1.6	Develop standard noise attenuation measures and standards to meet noise standards for residential infill sites. Implement standard noise mitigation measures to streamline environmental review process. Responsible Entity: City Development Services, Environmental Division	Ongoing	●	The noise mitigation measures have been implemented and are used by the City's environmental services section to streamline environmental review during the development application process.
Housing Supply 1.7	Amend the Artists Live/Work Space Ordinance permitting live/work and residential loft use in all residential and nonresidential zones subject to compliance with development standards. Amend zoning code to allow more flexibility in the type of Live/Work housing. Responsible Entity: City Planning/City Council	Fall 2002	◐	Due to current staff workload, these amendments are not expected to be completed until 2008. However, changes were made in 2005 to the City's zoning code to encourage the development of second units and setbacks were reduced to encourage residential infill development. Review in PUD districts was streamlined to promote live/work unit development in these areas. Finally, home occupation permits are now issued concurrently with business licenses to facilitate live/work uses.

Name of Program	Objective	Deadline In H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ○=Partially Complete; @=Ongoing; □=Not Complete)
Housing Affordability 2.4	Implement the City's Economic Development Bank to reduce sewer fees for Infill housing. Reduce fees for up to 1200 Infill Housing Units. Responsible Entity: City Economic Development/City Council/ Regional Sanitation District	Ongoing	●	The City is currently providing sewer credits through this program. In 2007, the City provided sewer credits to assist the development of approximately 392 units.
Housing Affordability 2.5	Continue to utilize and implement Water Development Fee Waiver Program adopted in 1987. Distribute fee waivers for 50-100 Units annually. Responsible Entity: City Planning/ Utilities	Ongoing	○	The City provided water development fee waivers to approximately 120 Infill housing units in 2007.
Housing Affordability 2.6	Continue to provide housing information and referral services on affordable housing opportunities. Consolidated "one stop" information center for housing information regarding housing availability, programs and services. Responsible Entity: SHRA and Community Services Planning Council	Ongoing existing program known as the Community Information Center (CIC)	●	SHRA has developed the multi-family rental resource on the web that provides people who are looking for affordable rental housing with a one-stop center for housing information (Go to: http://www.shra.org/Content/Housing/AffordableHousingSite/AffHousingTOC.htm). Similarly, the Community Services Planning Council has operated InfoLine, a phone referral system for many years and has initiated Beehive, an online information and referral service for social services and housing. (Go to: http://www.thebeehive.org/Templates/Housing/level3NoRight.aspx?PageId=1,886&C=40&L=G=1). Sacramento Self Help Housing provides another valuable housing referral resource online with emphasis on housing resources for very low-income persons. (Go to: http://www.sacselfhelp.org/).
Housing Affordability 2.7	Implement the Supportive Housing Loan Program in collaboration with the County Department of Human Assistance, Health and Human Services, and Mercy Housing. SHRA will continue to participate in the financing of housing for emancipated foster youth, AIDS/HIV, & other persons with special needs. Responsible Entity: SHRA	Ongoing	○	SHRA provides Community Development Block Grant funds to Mercy Housing who provides technical assistance to social service providers that wish to develop supportive housing for special needs groups such as emancipated youths, persons with HIV/AIDS, etc. This funding has proven to be effective in enhancing the capacity of service providers to own, manage and develop permanent supportive housing.

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ◐=Partially Complete; ◑=Ongoing; ○=Not Complete)
Housing Affordability 2.8	Aggressively pursue financing and ownership alternatives to protect the quality of public housing, its services to residents, and its affordability to very low-income people. Innovative approaches will be pursued to protect the financial viability and management of public housing, including modernization and substantial rehabilitation of 120 units and the sale of 60 single-family properties to existing tenants and work incentive programs.	Ongoing	◑	SHRA rehabilitated and sold 20 housing authority-owned single family homes to low income buyers in 2007.
Housing Affordability 2.9	Review and revise the program of operating assistance or pre-development grants for specific projects being carried out by qualified nonprofit housing corporations to create housing for special needs populations including the disabled. Funding is usually provided through CDBG or HOME. Authorize 1-2 awards per year to corporations to support vital projects particularly for housing for persons with special needs. Responsible Entity: SHRA	Ongoing	◑	Through Mercy Housing's technical assistance grant, assistance was provided to the multiple providers with potential developments throughout the City and County, including AIDS Housing Alliance, Transitional Living and Community Support, Cottages, Volunteers of America and numerous faith based organizations.
Housing Affordability 2.10	Involve the community at-large in participating in the annual update and five year Consolidated Plan for the expenditure of federal funds. New community needs assessment to guide program funding. Responsible Entity: SHRA	Annual	●	SHRA worked extensively with the community during the update of its 2003-2007 Consolidated Plan and One-Year Action Plan. This update included a new community needs assessment as well as a strategic plan which guided the expenditure of CDBG, HOME, Emergency Shelter Grant (ESG) funds, and other funds during the 2003-2007 time frame. SHRA staff has completed the City's 2008-2013 Consolidated Plan and is conducted outreach for that as well. In addition, City staff held workshops on key policy issues associated with affordable housing in the City in 2006. These workshops included public involvement and outreach on a variety of housing policy issues as well as preparation for the Housing Element update. Several additional workshops were conducted in 2007.

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ◐=Partially Complete; ◎=Ongoing; ○=Not Complete)
Housing Affordability 2.11	<p>Maintain and enforce the City Preservation Ordinance as well as maintain financing opportunities for potential purchasers to preserve federally assisted housing with expiring Sec. 8 subsidies. Preserve affordability and rehabilitate 100 units per year in HUD expiring use projects.</p> <p>Responsible Entity: SHRA</p>	Ongoing	◎	<p>In 2004, the City Council approved a Housing Preservation Ordinance aimed at preserving federally subsidized affordable units. SHRA has been the lead agency responsible for ordinance implementation. In 2007, no HUD assisted projects converted to market rate.</p>
Housing Affordability 2.12	<p>Promote partnerships between lending institutions, equity investors, developers, housing interest groups and the community to encourage sufficient availability of financing for affordable rental and ownership housing projects. Increase affordable housing lending through marketing efforts with regulated financial institutions and equity investors.</p> <p>Responsible Entity: SHRA & Local Lenders</p>	Ongoing	◎	<p>SHRA has continued to work to promote partnerships among investors and developers to facilitate the development of affordable housing. SHRA markets and offers a number of assistance programs for developers of affordable housing. These include: Multi-Family Mortgage Revenue Bond (MFRB) Program, Multi-Family Housing Lending Program, Direct Loan Program, and the Investment Property Program, among others. SHRA also provides guides to developers on existing City and SHRA programs to help them with affordable development. In addition to printed materials, this information is made available on SHRA's website (www.shra.org).</p>
Housing Affordability 2.13	<p>Maintain flexibility in the use of housing set aside funds for very low, low, and moderate-income households in mixed income revitalization projects in existing and future redevelopment target areas through the Implementation Plans prepared pursuant to Article 16.5 of the Community Redevelopment Law. Production of 500 new and substantially rehabilitated affordable units by the year 2007 through Redevelopment Implementation Plans.</p> <p>Responsible Entity: SHRA</p>	Ongoing	●	<p>SHRA has used redevelopment set-aside funds in combination with other funding sources to assist in the construction or substantial rehabilitation of 2,166 low and very low-income units.</p>

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete, ◐=Partially Complete, ○=Ongoing; ○=Not Complete)
Housing Affordability 2.14	Apply to HELP, a new partnership program of the California Housing Finance Agency to acquire and rehabilitate seriously deteriorated problem properties. Successfully apply for funds to acquire and rehabilitate problem properties under CalHFA's HELP program; accomplish two projects during this time period. Responsible Entity: SHRA	Received three HELP awards. Implementation 2003-2004.	●	SHRA received three HELP grants from CalHFA. One was for \$2 million and was to be used to address code violations and other nuisances at problem properties in the County. The other two grants were to the City for \$1.5 million and \$1 million respectively. The City grant funds all have been used for Phoenix Park. Both phases of that 360-unit acquisition/rehabilitation project have been completed and the project is fully occupied.
Housing Affordability 2.15	Implement by ordinance a program to require a mix of housing by income levels in all new growth areas (Map 10-1), the Downtown and Curtis Park Railyards sites and annexation areas of the City. In all new development, 10% of all new housing shall be affordable to very low-income households and 5% affordable to low-income households. Affordability shall be assured for the longest feasible time, but not be less than 30 years. Responsible Entity: SHRA, City Planning and City Council.	Adopted Oct. 2001 (Amendment in Summer 2003)	●	Since adoption of the Mixed Income Ordinance 38 city inclusionary housing plans have been approved, requiring a total of 1,937 units. Four of those plans were approved in 2007. In November 2004 and again in January 2005, the City Council approved amendments to the Mixed Income Ordinance to encourage a variety of housing types within new growth residential projects. These changes included an alternative for "small" single family developments under five gross acres, an alternative for condominium developments of 200 units or less and provisions to encourage alternate housing types by allowing inclusionary units to be built to R-1A standards in the R-1 zone without a rezone. The City has also developed several fee waiver and Infill incentive programs designed to assist infill and affordable development in the City. These are also described in this report.
Housing Affordability 2.16	2.16 SHRA will work with the Sacramento Valley Rental Housing Association (SVRHA) to educate and more effectively market the Section 8 voucher program so that affordable housing opportunities are made available throughout the City of Sacramento. Desired result is effective marketing of Section 8 program with landlords. Responsible Entity: SHRA and SVRHA	Ongoing	◐	Although there have been significant federal funding reductions for the Section 8 program, SHRA is actively monitoring and pulling from its waiting list as tenant-based vouchers become available.

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Housing Affordability 2.17	Annually Update the fee schedule for the Housing Trust Ordinance to reflect the current costs of housing construction. Maintain the effectiveness of the Housing Trust Ordinance to develop housing for lower income workers employed in new nonresidential development projects. Responsible Entity: SHRA, City Planning	Summer/Fall 2003	○	In October 2004, City Council approved an increase in the Housing Trust Fund fee, which resulted in a significant addition of funding available for affordable workforce housing. Furthermore, the fee is now updated annually based on the San Francisco Construction Cost Index (the standard construction index used for City development fees). In April 2006, a new nexus for the Housing Trust Fund was prepared and presented to Council. City staff is currently working with neighboring jurisdictions to coordinate adjustments to the fee level. In addition, in 2008, staff will be bringing forward some technical fixes to make the ordinance easier to understand and administer.
Housing Affordability 2.18	Develop additional options on how to address the needs of extremely low-income households for affordable housing, including using the Mixed Income Housing Ordinance, and bring these options to the City Council for its consideration. Develop policies and programs that address the needs of extremely low income households. Responsible Entity: City Planning, SHRA	Summer 2004	○	The City is currently reviewing options to address the housing needs of extremely low-income households. This issue has been discussed with the public and council in preparation for the Housing Element Update. Staff is conducting an economic analysis of any impacts to development that would result from modifications to the mixed income ordinance. The results of the economic analysis will be available in September, 2006.
Housing Mix, Balance, and Neighborhood Compatibility 3.1	Include mixed income housing developments in new growth areas and utilize infill incentives to encourage step-up housing in existing areas, which have predominantly low-income housing. This can be accomplished by planning public amenities (siting parks, golf courses and other facilities to create new market conditions) to support middle and upper end housing in weaker market areas, and by conscientiously working with lenders and developers to invest in the diversification of areas.	Ordinance adopted Oct. 2001, Ongoing through inclusionary housing plans.	●	In November 2004 and January 2005, the City adopted three major changes to the Mixed Income Ordinance. Two of the three major changes promote homeownership opportunities for low- and very low-income households by allowing a different mix of inclusionary units for some smaller projects that provide their affordable units on-site and for-sale. The changes were approved because they encourage homeownership opportunities for lower-income households and also address the needs of smaller developers. The City's ordinance originally required 15% of a residential development in a new growth area must be affordable to very low- and low-income households. Ten percent (10%) had to be affordable to very low-income households, while five percent (5%) were for low-income households.

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	<p>Many neighborhood areas of Sacramento are predominantly low-income. Equally important to the concept of fair share distribution of low-income housing is economic diversification and stabilization of low-income areas. Through actions of SHRA and the City in coordination with lenders and developers, efforts should be made to provide opportunities for step-up housing whenever possible in low-income neighborhoods.</p> <p>Responsible Entity: City Planning (lead) with assistance, SHRA and City Utilities</p>			<p>For small projects, especially smaller condominium complexes, the 10% very low-income requirements created a significant challenge for these developers due to higher development costs associated with small single family and condo projects. As a result, this requirement hampered the development of these types of projects and thus the development of the inclusionary (affordable) units.</p> <p>To address this, the first change involved requiring 10% of the total units for low-income households and 5% for very low-income households in small condo projects. The second change allowed small single-family developments of less than five acres to meet their 15% inclusionary requirement exclusively with low-income units. Again, this was done to encourage infill development given the higher costs associated with this type of development. The third change allowed developers in R-1 zones to build their inclusionary housing units to R-1A standards, which gives them greater flexibility in meeting development standards, while at the same time providing affordable units.</p>
<p>Housing Mix, Balance, and Neighborhood Compatibility</p> <p>3.2</p>	<p>3.2 Enforce the requirements in the North Natomas Community Plan for multiple housing types and target density policies through educational workshops with builders and others as to the existence of these requirements for each development project. Conduct workshops to identify incentives on promoting Medium Density multiple housing type Housing Developments in North Natomas Community Plan and other areas.</p> <p>Responsible Entity: City Planning/City Council</p>	<p>Conducted workshops in Fall 2002</p>	<p>●</p>	<p>In 2003, the City hired Criterion, a consulting firm, to assist staff with an analysis of the effectiveness of the requirements in the North Natomas Community Plan. Using the Index modeling system, staff analyzed the balance of housing types and tenure as well as their proximity to transit, parks, and other amenities. The results of the analysis revealed that the City had been successful in creating a mix of housing types throughout the Community Plan area and in neighborhoods. Furthermore, residential developers have generally achieved target densities for development in this area, particularly in the Medium Density Residential (MDR) land use category. As a result, residential densities for the Natomas area have been consistent with the Community Plan goals. Development in this area has generated a significant amount of affordable housing throughout the community since it is subject to the City's Mixed Income Ordinance. The Ordinance requires that 15% of the units in new residential projects are affordable to very low and low-income households.</p>
<p>Housing Mix, Balance, and Neighborhood Compatibility</p> <p>3.3</p>	<p>Support home ownership among low and moderate-income households through the following SHRA programs or similar activities: down payment assistance loans, mortgage credit certificates, and partnership activities with the Sacramento Home Loan Counseling Center and Neighborhood Housing Service. Increase owner-occupancy for 2,400 qualified low and moderate-income households.</p> <p>Responsible Entity: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>The City and SHRA have continued to support home ownership assistance programs. During 2007, SHRA provided first-time homebuyer assistance to 82 low-income households. Additional low and moderate-income households have been assisted through the 30 Mortgage Credit Certificates (MCCs) that were issued in 2006 to households in the City.</p>

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Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.1	Continue to implement the preliminary review process whereby City staff and neighborhood groups provide comments and advise the applicant of policy and technical areas that need to be addressed prior to the formal application review. This is an existing program that helps to identify planning and community issues early in the process so that problems can be identified and addressed and processing time is shortened.	Workshop completed in fall of 2002	●	<p>The City continues to use the preliminary review process. City staff will meet and advise applicants prior to application submittal in order to provide technical assistance and help ensure that the process is smooth and timely.</p> <p>The City has instituted a new program called the MATRIX, which is designed to streamline the entire permitting process. Initially, the MATRIX was used for the Central City/East Sacramento area, but was expanded citywide on January 1, 2007. MATRIX brings together City staff from all disciplines to provide early feedback to the applicant and to ensure that issues are resolved in an expedient manner. The MATRIX also offers and encourages pre-application meetings with staff and the program utilizes an early notification system to identify community issues early in the process.</p>
Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.2	Continue community outreach process for involving neighborhoods in land use decisions affecting their area including notification of planning entitlement applications. Provide forums to encourage and promote dialogue between the applicant/developer and the neighborhood. Early project notification to neighborhood and business groups and adjacent property owners.	Ongoing	●	<p>Through the work of planning staff, the community is regularly involved in land use decisions. Staff also notifies residents of planning entitlement applications. Staff consistently encourages communication between the developer and community residents regarding planned developments. The General Plan update effort also incorporates extensive community involvement in citywide land use decisions.</p> <p>The City also instituted a new process called "Early Notification", whereby the public is given advanced notice of projects and offered the opportunity to provide comments on these before regular hearings in order to avoid problems or concerns later in the process.</p>
	Responsible Entity: City Planning.			
	Responsible Entity: Neighborhoods/ Planning Services			

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Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.3	Conduct interdepartmental committee meetings to coordinate early review of development projects and address policy concerns. The committee consists of the Planning and building, Public Works, and other City departments involved with the building and planning process. The Interdepartmental Planning Policy Review Committee is in place to coordinate input on new projects. Additionally, the City has recently implemented an Automated Permit System (APS) to expedite development reviews among city departments.	Ongoing	●	City staff has continued to coordinate the early review of projects through the Matrix Review Committee, which is held with key departments involved in the development application process. The Subdivision Review Committee serves a similar function for tentative maps for subdivisions. As noted earlier, the City has initiated the MATRIX program and handles coordinated review through the Matrix Review Committee (MRC). The City has implemented a new permit tracking system called Accela. This replaced APS and will be better integrated with other City programs. It should be better able to track projects through the process and have greater functionality than the former system.
Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.4	Work with SAFCA and other responsible agencies to resolve flood plain restrictions that affect major portions of the City. Actions include: 1) Complete the Sacramento River levee stabilization project, 2) Begin construction of needed improvements along the perimeter levee system protecting Natomas,	Ongoing	◐	Sacramento Area Flood Control Agency (SAFCA), in cooperation with the U.S. Army Corps of Engineers (Corps), U.S. Bureau of Reclamation (USBR), and the Central Valley Flood Protection Board (CVFPB-- formerly The State Reclamation Board) is working toward achieving 200-year flood protection from major rivers and streams for the Sacramento area. Major components of the plan include improvements to Folsom Dam on the American River, and maintenance of and improvements to the levee systems protecting Natomas, north Sacramento, and south Sacramento. - Improvements on Folsom Dam are scheduled to be completed in 2015. - Natomas levees are anticipated have 100 year protection levels by 2010 and 200 year protection levels by 2012
	3) Implement permanent protection plan along the main stream of the American River as authorized by Congress, and 4) Modify operation of Folsom Dam and Reservoir to provide a minimum 100-year level of flood protection on an interim basis until such time as permanent protection is available. Folsom Dam interim re-operation is in place. Work continues on improvements to levees and modifications to Folsom Dam.			

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	<p>Responsible Entity: City Manager's Office, Public Works Department, SAFCA and Army Corps of Engineers.</p>			
<p>Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.5</p>	<p>Implement City's Development Oversight Commission Recommendations related to improving coordination, information, and streamlining development processes. Staffing assistance information handouts and service improvements, revised zoning and development processes.</p> <p>Responsible Entity: City Planning and Building, Public Works, Utilities, and Fire Department</p>	<p>Dec. 2002 - 2005</p>	●	<p>City staff has completed implementation of most of the DOC recommendations. The City developed special teams to assess and re-engineer development review processes to make them more streamlined. Other examples of process improvements include: creation of the Citywide MATRIX program; the creation of special process managers for complex projects; the establishment of the Development Services Cabinet composed of all the managers of the disciplines involved in the development process; development of a new permit tracking system (Acceia); work on the consolidation of all development service fee collections and the provision of comprehensive fee information on the City website and in pamphlet form, etc.</p>
<p>Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.5</p>	<p>Develop effective infill programs that address the regulatory process, including a streamlined process with reduced levels of review and more flexible regulatory requirements including building code and infrastructure standards and different regulatory requirement for infill development, particularly for traffic levels of service, street standards, and parking. Provide flexibility in development standards so that new subdivisions are compatible with existing neighborhood conditions. Also provide flexibility in the types of infrastructure improvements necessary. For example, flexibility in roadway widths would, in some instances, reduce costs and allow a more intimate neighborhood environment.</p> <p>Responsible Entity: City Planning and Building, Public Works, Utilities, and Fire Department</p>	<p>Hire Infill Coordinator Summer 2003, Ongoing</p>	●	<p>City planning staff has been working closely with City utilities and transportation departments to reduce street widths and provide flexibility for necessary infrastructure improvements. For example, in 2003, the City adopted pedestrian-friendly street standards. These issues are being further assessed on a citywide basis in the General Plan update. The City also hired an Infill Coordinator in 2003 and has established several programs (described later in this report) to promote infill development.</p>

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<p>Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.7</p>	<p>Establish Planning Director's Plan Review (PDPR) process for review and approval of smaller multi-family developments. Currently all multi-family proposals require R-review and approval by the Planning Commission, unless the project is located within a design review district or PUD, which creates additional processing times and costs. The PDPR process would utilize the Multi-Family Design Guidelines to assure compliance with minimum design standards. The streamlined process shall provide for notice and community review of proposed projects for City Council review of individual projects. Appropriate maintenance and management requirements should be established to promote the proper operation of rental units. Zoning Ordinance Amendments to Multi-family R Review.</p> <p>Responsible Entity: City Planning/City Council</p>	<p>Spring/ Summer 2003</p>	<p>●</p>	<p>An ordinance establishing Planning Director's Plan Review for multi-family projects with 100 units or less citywide or 200 units or less in a PUD district was adopted by City Council on May 8, 2003.</p>
<p>Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.8</p>	<p>Work with the Building Industry Association and other stakeholders to consider state legislation to change or modify the Subdivision Map Act to address the issue of condominium construction and liability insurance. Modification of the Subdivision Map Act to encourage the production of condominium housing units.</p> <p>Responsible Entity: City Planning</p>	<p>2003-2004</p>	<p>◐</p>	<p>The City continues to work with the BIA and the State legislature to address the condominium construction and construction defect liability issues.</p>

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Housing Quality and Neighborhood Improvement 5.1	The City shall continue to expand and improve the Design Review program of the City. In particular, the City shall adopt Design Guidelines for single-family uses to help standardize design expectations and shall investigate alternative administrative processes for small project design review. Additionally, the City has adopted an administrative (staff level) design review process for the north area of Sacramento (north of the American River). This eliminates the need for full Design Review Board review for small projects or projects which reasonably conform to design guidelines. In all these efforts, the City is seeking to streamline the process without sacrificing good quality design and community acceptance. Adopt and Implement Single-family Design Checklist and other Design Review programs.	Checklist adopted Fall 2002, Implementation Ongoing	●	The City adopted citywide Single-Family Design Principles in 2000 and a single-family residential design checklist was adopted in 2003.
Housing Quality and Neighborhood Improvement 5.2	Implement Infill Strategy and implementing ordinances that provide incentives to encourage development that is appropriate for the neighborhood. Accomplish the following objectives: · Add policy language and the incentives to promote a quality project that compliments the neighborhood. Quality should be exhibited in product design, type and variety of materials and orientation to the street.	Spring 2004, Implementation Ongoing	◐	In conjunction with the City's adopted Smart Growth Principles, the City is working to provide greater flexibility in its Zoning Code to support infill development. Changes were made in 2005 to the City's zoning code to encourage the development of second units and setbacks were reduced to encourage residential infill development. Review in PUD districts was streamlined to promote development in these areas. As of 2005, the City implemented the new MATRIX pilot program that streamlines the development review process. The program has been successful in reducing review times and streamlining the development review process. Initially, the MATRIX program covered the Central City and East Sacramento Community Plan areas, but was expanded citywide on January 1, 2007. The City also developed an Infill strategy and appointed an Infill Coordinator in 2003.

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	<ul style="list-style-type: none"> · Provide increased flexibility within the Zoning Ordinance to develop in a manner consistent with the surrounding neighborhood. For example, offer flexibility by modification of setback, lot size and lot coverage development standards. · Add the ability to offer a streamlined process for infill projects that are compatible with the neighborhood setting. · Appoint a new Citywide Infill Coordinator to coordinate and promote the program. · Provide updated information about the inventory location of infill areas and targeted infill development sites. · In addition to existing fee waiver and reduction programs, investigate other City and non-City financial incentives for the program such as a reduction in the Quimby Fee Ordinance. · Implement Pre-Approved House Plan Program Update and adopt infill housing policies, ordinances and incentives that streamline the development process and resolve neighborhood concerns regarding infill housing. 			<p>The City has implemented several fee waiver and incentive programs to encourage affordable housing and infill development. These include the Infill Fee Reduction Program, the Affordable Housing Fee Reduction Program, and the Infill Incentive Fund.</p> <p>As part of the Population and Housing Report and the General Plan update, City staff monitors and maintains the City's supply of vacant land suitable for development.</p> <p>City planning staff is currently completing the final ordinance changes and modifications to the draft Pre-Approved House Plan Program. The program has been approved and it started in the summer of 2006. Fifteen pre-approved house plans have been used and the homes are under construction.</p>
	<p>Responsible Entity: City Planning</p>			

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Housing Quality and Neighborhood Improvement 5.3	<p>Consider amendments to Central City Quimby exactions to facilitate condominium and ownership housing. Fee reductions to promote Central City ownership housing.</p> <p>Responsible Entity: City Parks and Recreation, City Planning</p>	Summer 2003	●	<p>While the City recently increased park development impact fees, it provided a reduced fee for infill development. In addition, in the City's new 2005-2010 Parks Master Plan, the City has adopted urban park standards for smaller parks such as "pocket parks" to facilitate the use of urban parks close to residential development in infill areas.</p>
Housing Quality and Neighborhood Improvement 5.4	<p>Implement the Citywide Infill Strategy to encourage compatible residential infill development. Create additional incentives for residential infill development, including but not limited to, regulatory concessions and streamlining the permit approval process for quality-designed development that is appropriate for the neighborhood. Pursue funding through the State Jobs Housing Balance Grant. Develop Streamlining Ordinance by Fall 2003. Create Infill Incentive Fund and Infrastructure Assistance Program by Fall 2003.</p> <p>Responsible Entity: City Planning/City Council</p>	Summer 2003	○	<p>Rather than a streamlining ordinance, the City has enacted a major overhaul of its development review process. This was done as part of the DOC recommendations and included a complete evaluation and re-engineering of the City's development review process. Furthermore, the City has taken additional steps to streamline the development review process.</p> <p>As noted earlier, the City created the new MATRIX program, which brings together representatives from all City departments and divisions that are normally involved in the review of a project. Working as a team, these groups provide a comprehensive review of projects at once rather than have the project go from department to department. In order to maximize efficient and utilize appropriate staff expertise, there are teams for each major type of development (i.e., commercial, office, residential, etc.). In effect since July 2005, the MATRIX program has already made substantial progress in streamlining project review, thus reducing time and costs for developers.</p> <p>The City adopted its Infill Strategy in 2002. The City has developed a Shovel Ready Sites program and has allocated \$700,000 to fund this program. This incentive fund will also be used for infrastructure improvements in infill areas rather than establishing a separate infill assistance program.</p> <p>The City secured \$2.4 million in grant funds through HCD's Job-Housing Balance Incentive Program and constructed infrastructure and facility improvements to enhance existing areas and support infill development. The City completed streetscape enhancements and streetlight installations in the 65th Street Transit Village, Del Paso Boulevard, Midtown, the Tahoe Park neighborhood, developed new parks in South Natomas and improved water conservation at 16 existing parks, and expanded sewer capacity to support new development in the R Street corridor. These improvements were completed by June 2006.</p>

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				<p>In addition, the City pursued two rounds of grant funding through HCD's Workforce Housing Grant Program, for a combined total of \$1.8 million. These grant funds were applied to park acquisition and development in the R Street corridor to support new development and for infrastructure improvements to support the Globe Mills very low income housing project. These projects will be completed in June 2008/2009.</p>
Housing Quality and Neighborhood Improvement 5.5	<p>Implement the Citywide Infill Strategy to encourage targeted single-family housing within residential neighborhoods. The desired result is an addition of 30 - 80 units per year.</p> <p>Responsible Entity: City Planning/City Council/Utilities</p>	Ongoing	●	<p>Implementation of the Citywide Infill Strategy and market conditions have resulted in levels of single family development exceeding targeted levels.</p> <p>The City adopted its pilot Infill Housing Plan program with pre-approved model house plans for use in infill neighborhoods, expediting the issuance of permits and reducing costs. Ten pre-approved house plans have been used and the homes are under construction.</p>
Housing Quality and Neighborhood Improvement 5.6	<p>Implement Downtown Redevelopment and Citywide Infill Strategy to encourage opportunities for additional housing and reuse in the Central City. The desired result is 800 units.</p> <p>Responsible Entity: City Planning, Economic Development, SHRA, CADA, and Utilities.</p>	Ongoing	○	<p>Refer to status of Program/Action 5.5</p>
Housing Quality and Neighborhood Improvement 5.7	<p>Implement the Citywide Infill Strategy to encourage Transit Oriented Development that provides additional housing within a 1/4-mile radius of transit stations. Desired result is 100-200 units annually.</p> <p>Responsible Entity: City Planning, Regional Transit, SHRA</p>	Ongoing	●	<p>This is an ongoing program, which has been quite successful in encouraging higher density housing near light rail stations. Several recent projects include 9 units in a mixed-use project near the 65th Street Light Rail Station; 142 units built at a second site in the 65th Street Station area; 102 units in the Capitol lofts project planned near the light rail station on R Street; 60 units in Erika's Village planned for the Florin station; and 80 units are under construction in the Evergreen development near the Globe station. Additionally, a total of 1,800 units are planned to be built near light stations in the Township 9 and Railyards developments. As the City's work plan is fully implemented with the accompanying land use and zoning changes, the number of housing units in proximity to transit stations is expected to increase.</p>

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Housing Quality and Neighborhood Improvement 5.8	Implement current infill incentives and continue to study potential fee reductions of permit fees to remedy smaller residential project inequities. In coordination with the Utilities Department review fees associated with smaller projects, particularly infill projects. Reduce any excesses, and where possible provide fee waivers or incentives for projects which meet the goals of the Housing Element or conform to infill development design criteria. Encourage 30-50 infill units annually in small housing projects. Responsible Entity: Utilities Departments	Ongoing	○	The City has addressed the inequities faced by smaller infill projects through the use of the City's Infill Fee Reduction program, which is described in more detail in this report. However, as noted above, the prevailing wage requirements associated with the receipt of public funds has limited the attractiveness of this program to developers. Despite this issue, many of the projects developed in the city's residential infill areas have included smaller residential or mixed-use developments that are less than 50 units.
Housing Quality and Neighborhood Improvement 5.9	Investigate the City of Sacramento's use of property liens to increase the production of infill housing development. Consider modifications to the City's use of liens to provide an incentive for infill property owners to utilize their properties for development or to sell their property to an outside party who will use the property. Responsible Entity: City Planning /City Council	Fall 2003	○	With the increase in land costs and housing prices, property liens in infill areas has become less of an issue and is no longer considered an impediment. The market has essentially addressed this issue and City action is no longer considered a high priority.
Housing Quality and Neighborhood Improvement 5.10	Implement the City's Multifamily Development Guidelines to address site planning, building design and architectural issues. Multi-Family Design Guidelines implemented in conjunction with action 4.7. Responsible Entity: City Planning /City Council	Ongoing	●	These have been implemented in conjunction with Action 4.7.

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Housing Supply 1.8	Implement the Transit For Livable Communities (TLC) Recommendations for the South Line, Folsom Line, and the Northeast Line Light Rail Station areas to promote residential mixed-use development. Plan amendments and rezoning to increase residential holding capacity by approximately 14,500-22,000 new units. Responsible Entity: City Planning/City Council	Fall 2002 – Fall 2005	●	The City has developed a work plan for all its light rail stations. This plan addresses land use, infrastructure, and urban design among others. The City is now in the process of implementing the TLC Recommendations at several light rail stations, including the 65th Street Station area and at the Swanson Station. In addition, all four of the stations on the South Line are being analyzed as part of the South Area Community Plan update. Through the Community Plan update, the City will be evaluating land use, infrastructure, and urban design at these stations and will be developing policies to promote residential mixed-use development at these four South Line stations as well as at other stations in the City. Land use changes and rezonings are expected to be complete by 2008/2009. The City also recently received grant funding from Caltrans to develop urban design plans for light rail station areas on the northeast line, which should facilitate the development of housing near light rail stations.
Housing Supply 1.9	Implement and rezone appropriate sites to Employment Center (EC) zone, that allows residential in a business park setting (with a maximum 25% of acreage towards residential use). This would apply the EC zone developed in the North Natomas Community Plan Area on a citywide basis. Application of EC land use in appropriate locations near future transit stations and transportation corridors to integrate residential projects with large employment uses. Responsible Entity: City Planning/City Council	Contingent upon rezoning requests or in conjunction with community plan/general plan amendments	●	As part of the General Plan update, the City is looking at extending the EC designation or a similar mixed-use designation that includes residential in combination with office uses along commercial corridors and around light rail stations. This land use designation and zone will be extended as part of the Land Use Element and subsequent zoning code update. These will likely be extended Citywide in 2008.
Housing Supply 1.10	Continue to administer the Mobile Home Park regulations, regarding development of mobile home parks. Administration of mobile home park regulations. Responsible Entity: City Planning Department	Ongoing	◎	The City has continued to administer its mobile home regulations. However, the City is reviewing its mobile home park regulations, including conversion issues, and may be presenting this issue along with others in an affordable housing workshop with City Council in 2008.

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Housing Affordability 2.1	Participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for very low and low-income housing developments and request waiver of fees for 200 very low-income units per fiscal year in the City and County of Sacramento or 5% of the residential building permits issued in the unincorporated County in the prior fiscal year, whichever is greater, and an extension from June 1, 2000 thru June 2002. There is no cap on deferrals. Fee reductions for the development up to 200 qualified affordable housing units per year in the City and County.	MOU approved in 1998. Extension Fall 2002	●	Through the Regional Sanitation Board's fee waiver and deferral program, SHRA provided fee waivers and deferrals to 200 affordable units in 2007. Typically, every year SHRA uses all fee waivers allocated to it by the Regional Sanitation Board.
Housing Affordability 2.2	To the extent feasible, continue to fund and administer the Affordable Housing Fee Reduction Program (or other financing mechanisms) and work with affordable housing developers, other agencies, and districts to review and reduce applicable processing and development impact fees for very low and low-income housing units. Fee reductions for up to 200 affordable housing units per year. Responsible Entity: SHRA/City Council	Ongoing	◎	The City budgets \$500,000 annually for the Affordable Housing Fee Reduction Program. This program is used in conjunction with the City's Mixed Income Ordinance. The accomplishments of the Mixed Income Ordinance are described later in this report.
Housing Affordability 2.3	Adopt and implement a new fee reduction program for single-family infill neighborhoods. Reduce development costs for up to 30 single-family infill housing units per year in target infill areas. Responsible Entity: City Planning	Adopted Jan. 2003. Implementation Ongoing	●	The City adopted the Infill Fee Reduction program that provides fee reductions and other incentives for infill development. Developments can receive up to a maximum of \$5,000 in reduced fees. As a result of the prevailing wage laws (SB 975 of 2001 and Senate Concurrent Resolution No. 49 of 2003), concern has been raised that the fee reduction may trigger prevailing wages for infill projects that might not normally be required to provide prevailing wages. As a result, there has been little interest by developers for such fee reductions from the City.

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Housing Supply 1.11	Provide programs to preserve or offer replacement housing to mobile home park tenants. Coordinated replacement-housing requirements for displaced mobile home tenants. Responsible Entity: City Planning and SHRA	As needed	◐	The City continues to coordinate with SHRA on a regular basis regarding housing, mobile home parks, and replacement requirements. As noted above, the City is reviewing the need for a Mobile Home Park Conversion Ordinance.
Housing Supply 1.12	Consider modifications to the Condominium Conversion Ordinance that regulates the conversion of rental housing to condominiums and new condominium construction. Allow some conversion of apartments to condos in the Central City Community Plan Area and update vacancy rates. Maintain a reasonable balance of rental vs. ownership housing opportunities in multi-family housing. Responsible Entity: City Planning	Ongoing existing program	◑	Beginning in 2005, City staff began a series of workshops on the Condominium Conversion Ordinance and how it works. Based on feedback from Development Oversight Commission, Planning Commission and Council, staff may begin revisions to the ordinance to improve the process, but also wants to ensure that the City maintains a balance of rental and ownership opportunities. Furthermore, the City has completed vacancy rate reports for 2004, 2005, 2006, and 2007 which are a requirement of the Condominium Conversion Ordinance. A City Council workshop was held in 2006 to discuss revisions to the ordinance. The Council directed staff to provide further information pertaining to the impacts changes of the ordinance would have on the local rental market. Staff prepared a memo to the Mayor and Council addressing their questions from the workshop. In 2008 staff will recommend that the Condominium Conversion Ordinance be clarified and be made more user friendly for city staff and developers to use while maintaining the same level of discretion and caution regarding condominium conversions impact the City's rental housing stock.
Housing Supply 1.13	Review and update the City's Emergency Shelter Site inventory to determine if the sites are adequate and developable. Ensure the Emergency Shelter Site inventory contains sites that are developable. Responsible Entity: City Planning	Summer 2004	◑	As part of the General Plan update, particularly in our Land Use and Housing Element updates, the City will assess the adequacy of our emergency shelter site inventory.

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Housing Quality and Neighborhood Improvement 5.11	<p>Continue to implement the Problem-Oriented Policing (POP) Program, a multi-departmental effort to improve city neighborhoods and abate various code violations. Early and efficient resolution of problem property cases such as drug houses and health and safety violations.</p> <p>Responsible Entity: City Police Department and Neighborhood Services Department.</p>	Ongoing	○	<p>The proactive approach to POP in the areas encompassing Phoenix Park, Morrison Creek Estates, Brookfield Complex and Wildwood Complex resulted in an overall reduction in crime that hasn't been evident in the past twenty-five years. The Sacramento Housing and Redevelopment Agency supported this strategy.</p> <p>SHRA POP implemented an effective tenant screening process, provided training to four homeowner associations, which established a uniform application of community standards that has resulted in a better quality of residents.</p> <p>Sacramento's use of the gang injunction has continued to lower related gang violence within these communities. Gang presence is at an all-time low in Phoenix Park, Morrison Creek Estates, Brookfield and Wildwood complexes.</p> <p>The focus of quality of life for the children in these communities has been a top priority this past year. After school programs, enforcement of truancy policies and curfews, shows measurable positive results. For example, truancy has been reduced by approximately 75%, largely due to the dedication and work of Officer Eric Fong.</p> <p>The SHRA POP team recently took over policing the New Helvetia and River Oaks properties. During the last six months of 2007 the team abated approximately 55 residences due to various criminal activity. The neighboring communities to these housing projects have noticed a considerable positive difference. Complaints to the police department from these neighbors have been significantly reduced as a result. Officers Michael Piloia and Orlando Morales, through multiple arrests and suppression activities have been instrumental in this accomplishment.</p> <p>All SHRA POP Officers have been receiving ongoing training in H.U.D. Section 8 and Fair Housing guidelines in order to insure their expertise in these areas.</p> <p>The success of the items above has established a sense of pride, a sustainable quality of life for all residents and reduction in demands on our public safety agencies and allied city resources.</p>

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Housing Quality and Neighborhood Improvement 5.12	Continue to implement the Neighborhood Reclamation and Protection Plan (NRP), a multi-departmental program designed to control and rid targeted neighborhoods of gangs and drugs. Strengthen existing troubled neighborhoods through weeding out of problems and development of positive neighborhood capacities and assets. Responsible Entity: SHRA and Neighborhood Services Department	Ongoing	●	
Housing Quality and Neighborhood Improvement 5.13	Implement neighborhood revitalization and preservation recommendations for the Central City. Implement phase III of the Central City Housing Strategy. Finance and complete at least seven central city mixed income housing projects. Responsible Entity: City Planning	2003-2004	○	The success of the items above has established a sense of pride, a sustainable quality of life for all residents and reduction in demands on our public safety agencies and allied city resources.
Housing Quality and Neighborhood Improvement 5.14	Continue systematic building code enforcement through Code Action Team (CAT) to preserve and restore housing and thereby help strengthen residential neighborhoods and link to the SHRA boarded and vacant program. Proactive and systematic inspections and enforcement of basic health and safety codes and zoning ordinance to preserve housing and prevent neighborhood decline. Responsible Entity: City Building Division	Ongoing	●	This program is an Ongoing City program. Each year SHRA provides City code enforcement staff a grid showing target areas where staff can concentrate efforts. Code Action Team (CAT) and the Housing and Dangerous Buildings Team target particular neighborhoods throughout the year to address health and safety and zoning violations. Staff performs pro-active and systemic inspections in this area. Staff also provides quarterly reports to SHRA.

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Housing Quality and Neighborhood Improvement 5.15	Where needed, implement the Rent Escrow Account Program (REAP) that would enable tenants to voluntarily place rent in an escrow account in the event identified code violations are not resolved by the landlord. Empower tenants to take immediate action to correct health and safety violations. Responsible Entity: Neighborhood Services Department, SHRA.	Ongoing	○	Staff investigated the feasibility of continuing this program; however, it was determined that the program was no longer feasible for a variety of reasons and was discontinued. Code enforcement has instead pursued aggressive and proactive inspections of multi-family projects to identify and help address code violations.
Housing Quality and Neighborhood Improvement 5.16	Del Paso Nuevo; maintain high priority assistance and coordination for the development of Del Paso Nuevo - a 154 acre new town in the Del Paso Heights Redevelopment Area. 300 new homes, 2 parks, commercial development and infrastructure development by 2006. Responsible Entity: SHRA in partnership with the City of Sacramento, Utilities, and Parks.	1999-2006	◐	As of 2007, 77 homes have been sold and 176 additional lots have been developed. Infrastructure is in place throughout the site and both parks have been completed. The entire project is expected to be complete in 2009.
Housing Quality and Neighborhood Improvement 5.17	The City, County, and SHRA will allocate some portion of McClellan AFB redevelopment area revenues and city housing funds to correct infrastructure and housing deficiencies at the Parker Homes project. These homes were originally constructed, by the federal government in 1942 as off-base military housing for McClellan AFB, in a manner that fell well short of basic infrastructure and building code requirements. Housing rehabilitation and adequate infrastructure development. Responsible Entity: SHRA, and Utilities	2007	◐	SHRA has formed a team to address this issue. The agency has set aside tax increment funds for Parker Homes. The area under study has been expanded to include not only Parker Homes, but the West McClellan area as well. The team has initiated an infrastructure study to identify needs and an assessment of potential land use changes (e.g., industrial to residential). The infrastructure study was completed with in December 2006. The study found that \$91 million dollars in infrastructure improvements were needed. The land use and infrastructure plan was approved by Council on December 4, 2007.

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Housing Quality and Neighborhood Improvement 5.18	<p>Continue City's efforts to work with concerned stakeholders and community leaders to revitalize distressed neighborhoods. City programs and planning efforts include:</p> <ul style="list-style-type: none"> • Gardenland Neighborhood Infill Strategic Plan • Weed and Seed Program • Oak Park Renaissance Plan • Dixie Anne Neighborhood Plan <p>Infill Development and Neighborhood Revitalization</p> <p>Responsible Entity: City Planning, SHRA, and Neighborhood Services</p>	Ongoing	◎	This is an ongoing program. The City and SHRA work with the Redevelopment Advisory Committees, neighborhood groups, business groups, and other community leaders to revitalize neighborhoods.
Housing Quality and Neighborhood Improvement 5.19	<p>Develop, adopt, and implement neo-traditional neighborhood design guidelines to address the planning, building, and architectural design issues associated with development on a larger neighborhood scale. Adoption and implementation of Neighborhood Design Guidelines.</p> <p>Responsible Entity: City Planning</p>	Fall 2004	●	<p>In June 2004, the City Council authorized revisions the Residential and Commercial Design Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts. The new guidelines are intended to provide consistent design principles for residential and commercial structures that can contribute to the creation of neighborhoods with a strong, cohesive sense of place; encourage high quality development; provide creative design solutions; provide clear design direction; enhance property values; and facilitate a clear and expedient review process.</p>
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.1	<p>Continue the use of the SHRA Boarded/Vacant Home program, which provides incentives to contractors to purchase these properties, rehabilitate them, and sell them to low and moderate-income homebuyers. 120 units eliminated from the City's dangerous and substandard building list, rehabilitated, and sold to first time homebuyers.</p> <p>Responsible Entity: SHRA</p>	Ongoing	◐	<p>The strong housing market of the last few years has provided incentives to small contractors and developers to purchase and rehabilitate boarded and vacant homes. SHRA provided no incentives in 2007 to developers of boarded and vacant homes. SHRA has provided incentives for rehab of 46 Boarded and Vacant homes over the life of the Program.</p>

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Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.2	Develop and expand successful incentive programs to improve management and maintenance of privately owned rental housing, particularly among four-plex housing and apartments, within older neighborhoods and commercial corridors. Program elements may include improved coordination with neighborhood code enforcement, problem-oriented policing efforts, property management districts and other proactive efforts along commercial corridors in affiliation with business and neighborhood associations. Adopt Program. Responsible Entity: SHRA, SVAOA	Summer 2002	●	SHRA formed a team to focus on improvements to smaller rental housing projects. SHRA staff revised their multi-family loan program to provide better financial terms and incentives for better property management. These changes were approved by City Council in July 2004.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.3	Continue to finance the rehabilitation of owner occupied homes through CDBG, HOME, tax increment, and other sources of funds. 250 low and very low-income homeowners will be able to maintain their homes through attractive financing options, ranging from emergency grants to amortized loans. Responsible Entity: SHRA	Ongoing	○	During 2007, SHRA financed the rehabilitation of 132 owner-occupied housing units through the Single Family Rehabilitation Program, the Single Family Emergency Repair Program (113 Units), and the Single Family Retrofit Program (19 units).
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.4	Maintain active financing program for acquisition and rehabilitation of multi-family properties to assist in the revitalization of neighborhoods and provide affordable housing. Continue to explore additional funding sources to expand activity. Add 300 units to very low and low-income affordable housing supply while removing blighting properties from neighborhoods. Responsible Entity: SHRA	Ongoing	○	In 2007, SHRA financed the substantial rehabilitation of 390 rental-housing units. The agency is continuing to pursue a variety of funding sources to support such acquisition/rehab activities.

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Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.5	Adopt a proactive rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration of the fee structure should be given to avoid increasing the costs of rental housing. Also, consider a "self-certification" program for landlords that participate in a maintenance/management training program. Maintain the quality of existing multi-family units and avoid deferred maintenance.	Summer 2003	●	After extensive research, City staff prepared a pilot program for residential rental inspections for properties in focused problem areas. In June 2006, City Council adopted criteria for identifying problem areas which include housing and dangerous building cases, neighborhood code enforcement areas, rental properties, calls for service for Police and Fire. This program was built upon current code enforcement processes and staff conducted necessary outreach to inform the community of the program. Results from the pilot program were evaluated and reported back to Council in summer 2007. In Fall of 2007 a citywide rental inspection program was approved by Council.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.6	Preserve privately owned HUD-financed low-income housing projects that are at risk of conversion to market rate housing through the enforcement of the City Housing Preservation Ordinance and through the provision of low-cost financing. Preserve 100 units annually through restructuring programs; preserve affordability of 100 units annually (and Section 8 assistance) through sales to priority purchasers; and provide enhanced Section 8 vouchers to 85 percent of residents in opt-out projects (estimate 200 units prepaid).	Ongoing	◎	In 2004 the City Council adopted a Housing Preservation Ordinance aimed at preserving federally subsidized projects at-risk of conversion to market rate. SHRA has been the lead Agency implementing the ordinance. In addition, the Agency has provided low-cost financing to preserve a number of at-risk projects since 2004. In 2007, no projects converted to market rate. Since 2004, 596 units have been preserved.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.7	Preserve affordable units in mortgage revenue bond projects with expiring regulatory agreements through financial incentives including refinancing and issuance of new bonds for acquisition/rehabilitation. Preservation of 100 affordable units in expiring mortgage revenue bond projects.	Ongoing	◎	No mortgage revenue bond projects with expiring regulatory agreements were re-financed in 2007. Re-funding and issuing new bonds is an ongoing part of SHRA's business and has preserved affordability on hundreds of units.
	Responsible Entity: SHRA			

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Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.8	Introduce ordinance to enforce noticing requirements of owners of HUD-subsidized project to give affordable housing developers the opportunity to purchase these units and maintain their affordability. Maintain affordability of HUD-subsidized projects. Responsible Entity: SHRA	Summer 2003	●	The City adopted this ordinance in early 2004.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.9	Amend the zoning ordinance to comply with the residential hotel new construction standards. Zoning Ordinance amendment to facilitate the production of affordable living spaces for very low-income people that provide privacy and foster self-sufficiency. Responsible Entity: City Planning/City Council	Summer 2005	○	SHRA is currently working with City staff to provide efficiency apartments rather than traditional SRO in new SRO developments. These units are similar to studio apartments and offer greater privacy to residents.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.10	Fund and Support Sacramento Heritage Trust Fund. Sacramento Heritage Program. Responsible Entity: SHRA/City Development Services, Preservation Office.	Ongoing	○	In 2007, the City initiated the Historic Places Grant Fund, which is a revolving fund to support the restoration of historic places, generally homes, throughout Sacramento.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.11	Implement Historic Preservation Element of the General Plan which includes an inventory of historic preservation resources, policies and programs. Historic Preservation Inventory. Responsible Entity: City Planning	Fall 2002	○	The Historic Preservation Element was completed in 1997 and was adopted by Council. The Sacramento Register of Historic & Cultural Resources was updated in February 2007, and is available on-line at the City's website.
Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.12	Continue to implement the Neighborhood Paint Program. Affordable means for low and very low-income persons to weatherize and improve their homes. Responsible Entity: SHRA, Neighborhood Housing Services, Business Association	Ongoing	◎	SHRA no longer funds this program. The program is being administered by Neighborhood Housing Services (NHS) without Agency funds.

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<p>Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.13</p>	<p>Implement the Franklin Villa Revitalization Plan (Phoenix Park Project) to restore neighborhood vitality and safety through various financing initiatives. Acquire +/- 600 privately held properties, rehabilitate and manage them; expand services of Franklin Villa Resource Center and increase educational resources for Parkway Elementary School.</p> <p>Responsible Entity: SHRA, NPDS and Police Departments</p>	<p>Acquired +/- 250 properties, Fall 2003</p>	<p>●</p>	<p>Phases 1 and 2 of the Phoenix Park project are complete and fully occupied. The project includes 360 housing units and a resource center as well as other amenities and services.</p>
<p>Preserve and Develop Housing Opportunities for Persons with Special Needs 7.1</p>	<p>Continue to provide assistance to emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and their non-profit service providers. Expand and reinforce linkages between shelters, providers of transitional housing, and other social service agencies through computerized case management. Maintain an inventory of the existing network of emergency shelters linked with service providers to provide a secure living environment free from domestic violence, and to stabilize living conditions for homeless children.</p> <p>Responsible Entity: DHA</p>	<p>Ongoing</p>	<p>⊙</p>	<p>This is an ongoing effort by the County's Department of Housing Assistance (DHA). DHA is working with Volunteers of America, Lutheran Social Services, and other non-profit service providers to provide counseling and shelter to homeless persons in the City and County. These include the Winter Shelter Program and eight other emergency shelters, which served 5,128 homeless persons in 2007.</p>
<p>Preserve and Develop Housing Opportunities for Persons with Special Needs 7.2</p>	<p>Support transitional and permanent housing programs that enable homeless persons to deal with the issues that led to homelessness and to move toward self-sufficiency. Purchase and/or rehabilitate 80-100 units to house homeless persons in well-managed transitional and permanent housing facilities.</p> <p>Responsible Entity: SHRA, DHA, nonprofit service providers</p>	<p>Ongoing</p>	<p>○</p>	<p>SHRA assisted four permanent supportive housing projects in the County in 2005. These included McClellan Cottages, Mather Community Campus, Bell Street Apartments and the Saybrook project. SHRA and DHA continue to support approximately 18 transitional facilities and 18 permanent supportive housing developments or programs in the City and County. The City is currently assisting a new project, MLK Village Apartments, which is located just outside the City border in the County which is currently under construction.</p>

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Preserve and Develop Housing Opportunities for Persons with Special Needs 7.3	<p>Review and adopt, as needed, specific recommendations of the Five Year Plan of the Board on Homelessness of the Cities and County of Sacramento. Recommendations include the expansion of permanent housing opportunities for formerly homeless persons in well-managed facilities with supportive services so that progress toward self-sufficiency is maintained. Continued funding and operation of effective permanent supportive housing programs.</p> <p>Responsible Entity: City Council, SHRA</p>	2002-2007	●	<p>In June 2004, the City Council adopted a resolution in support of developing a Ten-Year Plan to End Chronic Homelessness in Sacramento. In 2005 Mayor Heather Fargo and County Supervisor Roger Dickinson convened a group of community leaders, local officials and representatives of the business, philanthropic and public sectors to oversee development of the Plan. Over the course of six months, this group and a technical working group met to review local, state, and national data, research and best practices related to addressing the challenges faced by chronically homeless persons and the communities in which they live. In December 2005, the draft Plan presented a conceptual approach with "housing first" or "housing plus" as the centerpiece strategy. Drawing upon successful local efforts in Sacramento with service-enriched housing programs, this approach strives to get individuals off the streets and out of shelters as quickly as possible and into permanent housing, providing case management and other support services as needed.</p> <p>Other key strategies of the Plan include prevention through effective discharge planning and an ongoing leadership structure to oversee implementation of the Plan, as well as to help ensure that services for non-chronic homeless individuals and families are effective and well coordinated. Both the City Council and the Board of Supervisors expressed support for the conceptual approach and agreed to have the group continue to work on an implementation framework.</p> <p>The leadership structure called for in the Ten Year Plan was established in January of 2007. The Policy Board is made up of public and private sector community leaders and has the task of providing strategic direction, oversight, and advocacy for the Ten Year Plan and for homeless services as a whole. The Interagency Council is made up of government agencies, service providers, and community stakeholders and has the task of planning and coordinating service delivery and recommending policies and strategies to the Policy Board.</p>

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Preserve and Develop Housing Opportunities for Persons with Special Needs 7.4	Continue to implement the strategies of the SHRA's Consolidated Plan for Housing and Community Development. The "Consolidated Plan" discusses several housing initiatives for special needs populations including the development of housing for the homeless, the mentally ill and persons with AIDS. SHRA is actively pursuing funding and programs for these special needs populations. Provide financing and technical assistance to non-profit service providers to create two additional developments for persons with special needs. Responsible Entity: SHRA and affiliated non-profit sponsors.	Ongoing	◎	SHRA is pursuing financing and providing technical assistance to non-profits to support efforts to create developments for special needs populations. SHRA is currently funding Mercy Housing to provide technical assistance to service agencies that wish to develop supportive housing for special needs populations in the City and County. Through Mercy Housing's technical assistance grant, assistance was provided to multiple providers with potential developments throughout the City and County, including AIDS Housing Alliance (AHA) Transitional Living and Community Support (TLCs), Volunteers of America and numerous faith based organizations. For example, the Martin Luther King project located in the County will house approximately 80 mentally disabled chronically homeless adults in permanent supportive housing. This project will begin construction in Spring 2008.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.5	Consider adopting a reasonable accommodations process to provide housing opportunities for the disabled. Consider a streamlined approval process for residential facilities which accommodate 6 to 12 individuals and review entitlement processes to achieve the more efficient conversion of motels and other suitable buildings for permanent housing. Amendments to the zoning code to provide reasonable accommodations for the disabled. Responsible Entity: SHRA, City Planning, City Council	Spring 2004	○	The City has not yet adopted amendments to the zoning code to provide a reasonable accommodations process. Staff is currently researching this issue.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.6	Change SHRA's multifamily lending policies to include the right of borrowers to allow weekly tenancies, so that weekly rental payments could be accepted. Increase the number of units accessible and affordable to SRO residents. Responsible Entity: SHRA, City Council	Fall 2003 or Winter 2004	○	While several policies were made to update SHRA's multi-family lending policies, the change that would allow weekly tenancies was not made. Staff investigated the feasibility of this option, however, weekly tenancies conflict with non-Agency funding sources. In addition, 30-day tenancies are covered by state landlord-tenant law, which offers more protection to tenants than weekly tenancies. Instead, SHRA is planning to finance more permanent supportive housing units, as mentioned in the Ten-Year Plan to End Chronic Homelessness (refer to Program 7.3).

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Preserve and Develop Housing Opportunities for Persons with Special Needs 7.7	Implement the recommendations of the SRO Task Force to investigate boarding homes as an alternative to new construction of residential hotels. Develop guidelines for the operation of boarding homes for tenants typical of SRO residents. Responsible Entity: City Planning	Spring 2004	◐	City and SHRA staff have been meeting with the SRO Task Force, the Downtown Partnership, and others to address the issues and recommendations related to SROs. The City and SHRA are implementing the new SRO strategy, intended to prevent net loss of SRO units in downtown Sacramento. During 2007, SHRA received applications for two SRO rehabilitation projects, totaling 136 units. SHRA also initiated purchase negotiations for a replacement SRO site, which is capable of yielding up to 160 units. In addition, SHRA received one application for a permanent supportive housing project that would provide 74 units of housing for chronic homeless individuals.
Preserve and Develop Housing Opportunities for Persons with Special Needs 7.8	Promote and encourage a variety of housing types for senior housing including "age in place" housing complexes, independent and assisted living projects. Provide more adequate housing units available and affordable to the growing senior population. Responsible Entity: City Planning, SHRA	Ongoing	◐	City staff has been working with developers to encourage a range of housing types in developments including housing types that would benefit an aging population, such as condos, duplexes, and smaller homes. In 2007, SHRA assisted with the development of the Hurley Creek Seniors Apartment, an affordable, independent living senior housing complex. This project included 166 affordable units.
Energy Conservation 8.1	Support SMUD's Energy Efficient New Construction Program which provides financial incentives to builders to exceed minimum energy efficiency standards. Implementation of new conservation and alternative energy programs to reduce energy costs of new residential buildings. Responsible Entity: SMUD	Ongoing (existing program)	◐	This is an ongoing SMUD program. Staff refers builders to SMUD for more information on this program.
Energy Conservation 8.2	Support SMUD and PG&E's program to retrofit existing housing for energy efficiency. Reduce household energy costs through a variety of insulation, system update and weatherization programs. Responsible Entity: SMUD, PG&E and SHRA	Ongoing (existing programs)	◐	The City and SHRA provide referrals and information about these programs to residents.

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Energy Conservation 8.3	Continue to administer the Tree Planting Program to provide shade and to help with neighborhood revitalization and beautification. Provide strategically located shade trees to reduce air conditioning costs. Responsible Entity: SHRA, SMUD, and the Sacramento Tree Foundation	Ongoing (existing program)	◎	This is an ongoing SMUD program. SMUD distributes about 50,000 trees to 15,000-20,000 utility customers every year. City and SHRA provide referrals to residents for this program.
Promote Equal Housing Opportunity 9.1	Continue to support enforcement practices of the Human Rights/Fair Housing Commission addressing discrimination against households with special needs, and fair housing education programs offered by other organizations such as the Apartment Owner's Association and the Board of Realtors. Provide for fair-housing information in appropriate public locations and disseminate such information in different languages. Provide mediation, education and referrals to the State Office of Fair Housing or legal aid centers for cases of housing discrimination or other forms of discrimination in Spanish and other languages by disseminating information through brochures at city public counters. Responsible Entity: Human Rights Fair Housing Commission (lead)/ City Planning.	Ongoing (existing program)	◎	City staff provides referrals to the Human Rights Fair Housing Commission to persons who have fair housing questions or concerns. The Human Rights Fair Housing Commission provides direct assistance to persons who have faced housing or other forms of discrimination and refers those complaints either to legal aid centers (e.g., Legal Services of Northern California) or to the Federal Housing and Urban Development Department (HUD) or to the state Department of Fair Employment and Housing (DFEH). In 2006, Human Rights Fair Housing Commission received 102 discrimination complaints. In 2004, SHRA completed its Analysis of Impediments (AI) to Fair Housing Choice for the City and County of Sacramento. Deficiencies in fair housing services, including enforcement, education and outreach were identified. SHRA, Human Rights Fair Housing Commission, and Sacramento Housing Alliance staff worked throughout 2005 to alleviate these impediments.
Promote Equal Housing Opportunity 9.2	Ensure that residential projects comply with the American with Disabilities Act. To the extent feasible, finance and support public improvements, including curb cuts, sidewalks and traffic signals that provide public access for the disabled. Ensure positive recourse and corrective action to prevent discrimination against persons with disabilities. Responsible Entity: Public Works and Building Division	Ongoing (existing program)	●	The City has undertaken major street and sidewalk improvements to comply with the Americans with Disabilities Act and to ensure safe streets and sidewalks for persons with disabilities. Pursuant to a settlement agreement, the City sets aside 20 percent of transportation funds annually for such infrastructure improvements. This amounts to approximately \$5.5 to \$6.7 million per year. These funds are used for improvements to sidewalks, curbs, gutters, and curb ramps, among others. In addition, the City spends additional funds to improve ADA access to City buildings and facilities.

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Promote Equal Housing Opportunity 9.3	Support neighborhood efforts to resolve tenant complaints. Continue to provide alternative dispute resolutions methods for landlord tenant and neighborhood conflicts. Responsible Entity: Sacramento Mediation Center	Ongoing (existing program)	◎	City staff provides referrals to residents to the Sacramento Mediation Center to resolve conflicts/disputes.
Promote Equal Housing Opportunity 9.4	Consider a program, in consultation with the Building Industry Association, which would incorporate housing visitability standards (including the installation of interior modifications) in newly constructed single-family homes. Include guidelines for exterior and interior modifications including, but not limited to no step entrances and 36-inch wide entries into bathrooms. Voluntary compliance through the Single-family Design Checklist for universal access to improve accessibility for persons with physical disabilities in single-family developments. Responsible Entity: City Planning, SHRA	State Model Ordinance for Universal Access anticipated in 2004	●	The City has made progress towards the objective of this program. The Draft 2008-2013 Housing Element includes a newly proposed program to adopt of a Universal Design ordinance based on the State's model ordinance. Another newly proposed program will call for research to consider incorporating "visability" standards into the residential building code.
Monitoring and Coordination of Housing Performance 10.1	Prepare an annual monitoring report to the City Council on implementation of the city housing programs. Annual report on new construction, rehabilitation, location and other assistance by income group and special need group served all sources of funds. Responsible Entity: SHRA, City Planning	Annually starting in July 2003	◎	The report has been prepared annually and presented to City Council annually since 2003. This report will be presented to Council during summer 2008.
Monitoring and Coordination of Housing Performance 10.2	Monitor and publish an annual report on compliance with the jobs to housing balance, housing type and affordability objectives in the North Natomas Community Plan. Annual reports to City Planning Commission and City Council. Responsible Entity: City Planning	Annually starting in 2003	●	Staff completed the initial analysis of housing issues in the North Natomas Community Plan area. This study was made available to the public in 2005. The analysis found that the Community Plan had achieved a balance of housing types by neighborhood and that it had achieved its affordability objectives. While the jobs-housing balance was slightly lower than the goal identified in the plan, more recent office and commercial development in the area has improved the balance.

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Monitoring and Coordination of Housing Performance 10.3	Promote policies and programs by county and regional decision making bodies to promote the equitable distribution of affordable housing. Consortium of cities and counties to implement region wide affordable housing programs and objectives. Responsible Entity: City Planning, SHRA, SACOG	Ongoing	●	Staff has been working with the County and SACOG on this issue. The City adopted the SACOG regional compact for affordable housing in July 2004 to promote the production of affordable housing region wide. The City and SHRA is also working with the County and other neighboring jurisdictions on the update of their Housing Trust Fund fees.